

**DRAFT MINUTES FOR THE REGULAR MEETING
OF THE
CITY OF COMPTON OVERSIGHT BOARD**

**CITY OF COMPTON
CITY COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE,
COMPTON, CA 90220**

Wednesday, July 18, 2012

10:00 AM

CALL TO ORDER

Rhonda Rangel, Oversight Board Staff, called the meeting to order at 10:06 a.m.

II. ROLL CALL

Present: Chair Jesenia Sanchez, Vice Chair "Sweet" Alice Harris, Board Member Harold C. Williams, Board Member Dr. Keith Curry, Board Member Jose Martinez and Board Member Jesús Escandón

Absent: Board Member Deborah Willard

III. ADMINISTRATIVE MATTERS

1. Approval of minutes from the meeting of May 10, 2012. (12-3251)

Chair Sanchez noted that page two of the May 10, 2012 meeting minutes makes reference to the Lynwood Oversight Board, and stated it should be corrected and changed to reflect the Compton Oversight Board.

On motion of Vice Chair Harris, seconded by Board Member Williams, duly carried by the following vote, the Board approved the May 10, 2012 Minutes:

Ayes: 5 - Chair Sanchez, Vice Chair Harris, Board Members Williams, Martinez and Escandón

Abstentions: 1 - Board Member Curry

Absent: 1 - Board Member Willard

Attachments: [SUPPORTING DOCUMENT](#)

IV. REPORTS**2. Overview Report of the Redevelopment Trailer Bill Assembly Bill 1484. (12-3256)**

Dr. Kofi Sefa-Boakye, Successor Agency Director, provided an overview of Trailer Bill AB 1484 with details of the issues contained in the bill and noted pertinent deadlines and penalties should those deadlines not be met. He also assured the Board that the Agency has complied with the first deadline and made payment which was due on July 12, 2012.

Board Member Williams suggested that the Successor Agency use the same staff report format of the Compton City Council's Agenda to be consistent.

On motion of Board Member Williams, seconded by Vice Chair Harris, the Board received and filed the report with the following vote:

Ayes: 6 - Chair Sanchez, Vice Chair Harris, Board Member Williams, Curry, Martinez and Escandón

Absent: 1 - Board Member Willard

Attachments: [SUPPORTING DOCUMENT](#)

3. Oral Report on Department of Finance Communications. (12-3257)

Dr. Kofi Sefa-Boakye, provided an oral report on the various communications with the Department of Finance (DOF) with regard to the various deadlines and submissions as well as the Recognized Obligation Payment Schedules (ROPS) that have been submitted thus far.

Chair Sanchez requested that any correspondence the Successor Agency has with the DOF, be shared with the Board Members.

On motion of Vice Chair Harris, seconded by Board Member Curry, the Board received and filed the report with the following vote:

Ayes: 6 - Chair Sanchez, Vice Chair Harris, Board Member Williams, Curry, Martinez and Escandón

Absent: 1 - Board Member Willard

V. DISCUSSION ITEMS

4. Report from the Ad-Hoc Committee on the Legal Counsel Request for Proposal Process and adoption of Resolution No. ___ authorizing Successor Agency Staff to Issue a Request for Proposals (RFP) for Legal Counsel for the Oversight Board. (12-3253)

Board Member Martinez notified the Board that staff is currently searching for a sample Request for Proposal (RFP) to use as a template, which would ultimately be used as a base RFP to attain legal counsel. He also stated that the Recognized Obligation Payment Schedule (ROPS) would need to be amended to add the additional \$50,000 amount needed to attain counsel.

Board Member Williams stated that the minutes from the last meeting indicated that a Request for Qualifications (RFQ) would be issued to attain legal counsel, so he asked for clarification on whether an RFP or RFQ will be issued. In response, Dr. Kofi Sefa-Boakye stated that an RFP is inclusive of an RFQ and due to time constraints; an RFP is the best option. Board Member Williams requested for a record to reflect a change from an RFQ to RFP.

Board Member Curry questioned whether the Board was abstaining from hiring legal counsel due to limited funds and continuing with the current City Attorney. Chair Sanchez informed that the City Attorney indicated it would be a conflict of interest therefore new legal counsel would be necessary.

On motion of Board Member Williams, seconded by Board Member Escandón, duly carried by the following vote, the Board adopted a Resolution No. and authorize the Successor Agency staff to issue a Request for Proposals (RFP) for legal counsel for the Oversight Board:

Ayes: 6 - Chair Sanchez, Vice Chair Harris, Board Members Curry, Martinez, Williams and Escandón

Absent: 1 - Board Member Willard

Attachments: [SUPPORTING DOCUMENT](#)

5. Discussion and Adoption of Resolution ___ Approving the Property Disposition Strategy and Procedures for Successor Agency Assets. (12-3252)

Dr. Kofi Sefa-Boakye informed the Board that Assembly Bill 1484 requires Oversight Boards to adopt a plan and procedure for the disposition of Successor Agency owned assets. He presented a list of the Agency's owned properties for Board

comment and review. He reported that the list was completed by the work of a Consultant and noted that it will aid in the dissolution of the properties.

Per the Boards requests, Dr. Kofi Sefa-Boakye stated that the fonts on the list will be enlarged to be more readable and also stated that the list will be categorized.

On motion of Board Member Williams, seconded by Board Member Curry, duly carried by the following vote, the Board adopted a Resolution No. approving the Property Disposition Strategy and Procedures for Successor Agency Owned Assets:

Ayes: 6 - Chair Sanchez, Vice Chair Harris, Board Members Curry, Martinez, Williams and Escandón

Absent: 1 - Board Member Willard

Attachments: [SUPPORTING DOCUMENT](#)

6. Discussion and Adoption of Resolution___ Approving the Right of Entry Agreement-Leap Action Center, 2000-2024 West Compton Blvd. (12-3254)

Dr. Kofi Sefa-Boakye recommended to the Board that they vote to approve a 180-day Right of Entry Agreement between the Successor Agency and Leap Action Center, to allow the Center to utilize the Agency's vacant owned land at 200-2024 West Compton Blvd. and 2901 West Alondra Blvd. He explained that the purpose is to use the lots as an educational resource center for the community and noted that there will be no fees to the Center for utilizing the property.

In response to the Boards concerns, Dr. Kofi Sefa-Boakye assured the Board that this agreement would not generate any funds and also affirmed that insurance has been put into place by Leap Action Center.

On motion of Board Member Williams, seconded by Board Member Curry, duly carried by the following vote, the Board adopted a Resolution No. approving the Right of Entry Agreement with Leap Action Center:

Ayes: 6- Chair Sanchez , Vice Chair Harris, Board Members Curry, Martinez, Williams and Escandón

Absent: 1- Board Member Willard

Attachments: [SUPPORTING DOCUMENT](#)

VI. MISCELLANEOUS

7. Chair and Board Member Comments. (12-3258)

Board Member Curry introduced himself to the Board and public. In addition, he asked that a Public Comments section be added to all Oversight Board Meeting Agenda's to encourage public participation.

8. Matters not on the posted agenda (to be Presented and Placed on the Agenda of a Future Meeting) and Public Comment. (12-3259)

Lynne Boome, asked for better public communication with regard to notices of meetings. She also expressed her concern on the lack of safety for the areas surrounding the Agency's vacant lots located at 2000-2024 W Compton Blvd and 2901 West Alondra Blvd.

Joyce Kelly, resident of Compton, also noted that there is a lack of communication for the public meetings. She also expressed her concern for Olympic Park and stated the park has been uncontrolled.

Velara Dudley, member of the Oversight Committee introduced herself to the Board and stated she is looking forward to attending more meetings.

Board Member Escandón urged staff to take a stronger stance on public outreach and requested that meeting notices be publicized in both English and Spanish to cater to the community. Further, he requested that staff provide a report on the steps taken on public outreach for the next Oversight Board Meetings.

Dr. Kofi Sefa-Boakye affirmed to the Board that communication to the public has not been done in isolation, but assured he would see that more steps are taken.

9. Adjournment of the Regular Meeting of July 18, 2012. (12-3260)

On motion of Board Member Williams, seconded by Curry, unanimously carried, the meeting was adjourned at 11:38 a.m.